

IN THE MATTER OF  
THE APPLICATION OF  
LORETTA BOWERSOX -Petitioner  
FOR A VARIANCE ON PROPERTY  
LOCATED ON THE SOUTHWEST SIDE  
VIRGINIA AVENUE, 70' N OF THE  
CENTERLINE OF GLASS AVENUE  
(708 VIRGINIA AVENUE)  
15TH ELECTION DISTRICT  
5TH COUNCILMANIC DISTRICT  
\* \* \* \*

\* BEFORE THE  
\* COUNTY BOARD OF APPEALS  
\* OF  
\* BALTIMORE COUNTY  
\* CASE NO. 95-196-A  
\* \* \* \*

### O R D E R

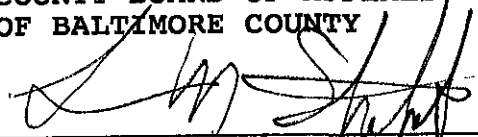
As stated on the record of the proceedings in this matter on January 16, 1996 before this Board, and for the reasons as deliberated on January 16, 1996, including failure of Petitioner to provide documentation as required in that proceeding, the Board will deny Petitioner's request for variance, and will so order.

IT IS THEREFORE this 15th day of February, 1996 by the County Board of Appeals of Baltimore County

ORDERED that the Petition for Variance in Case No. 95-196-A be and the same is hereby DENIED.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

  
Lawrence M. Stahl, Acting Chairman

  
Margaret Worrall

  
Harry E. Buchheister, Jr.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

February 15, 1996

Ms. Stella Carraway  
710 Virginia Avenue  
Baltimore, MD 21221

RE: Case No. 95-196-A  
Loretta Bowersox -Petitioner

Dear Ms. Carraway:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules and Procedure. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

*Kathleen C. Bianco*  
Kathleen C. Bianco  
Administrative Assistant

Enclosure

cc: Ms. Loretta Bowersox  
Mr. Bill Peters  
People's Counsel for Baltimore County  
Pat Keller  
Lawrence E. Schmidt  
W. Carl Richards, Jr. /PDM  
Docket Clerk /PDM  
Arnold Jablon, Director /PDM  
Virginia W. Barnhart, County Attorney



IN RE: PETITION FOR ADMIN. VARIANCE  
SW/S Virginia Avenue, 70' N of  
the c/l of Glass Avenue  
(708 Virginia Avenue)  
15th Election District  
5th Councilmanic District

Lorretta Bowesox  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-196-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 708 Virginia Avenue, located in Essex in the Silver Manor subdivision. The Petition was filed by the owner of the property, Lorretta Bowesox. The Petitioner seeks relief from Section 1B02.3.B (Sections 211.3 and 301.1, R.6) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 2 feet in lieu of the minimum required 7.875 feet and a side yard sum of 11.5 feet in lieu of the required 15 feet, for a proposed carport. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

As noted above, this Petition was initially filed through the Administrative Variance process. However, at the request of an adjoining property owner, a hearing was scheduled to determine the appropriateness of the variance relief sought.

Appearing at the public hearing held on behalf of the Petition were Loretta Bowesox, property owner, and Bill Peters, Builder. Appearing as Protestants in the matter were Stella Carraway, the adjoining property who requested the hearing, and her daughter, Jean Wagner.

Testimony and evidence offered revealed that the subject property consists of .1518 acres, more or less, zoned D.R. 5.5, and is improved with

ORDER RECEIVED FOR FILING

Date

By

a one-story brick single family dwelling. The Petitioner is desirous of having a carport constructed on the side of her home over the existing concrete parking pad and driveway. In order to cover the existing parking pad and driveway, the proposed carport must be 12 feet wide and 34 feet long. Due to the size of the lot and the location of existing improvements thereon, the requested variance is necessary. Mr. Peters, who will be constructing this carport, testified that the structure itself will be temporary in that it is constructed of light-weight aluminum which will be attached to the side of the dwelling and supported by several stanchions. Mr. Peters stated that the carport will have a flat roof as opposed to a peaked roof and will not be enclosed. Furthermore, any stormwater runoff from this carport will be collected by gutters and downspouts attached to the carport and discharged into the Petitioner's rear yard. Thus, no stormwater runoff will be discharged onto the adjoining property. Testimony revealed that Ms. Bowesox is a widow and has a heart problem. Testimony indicated that it is difficult for Ms. Bowesox to clear her car of ice and snow and that the proposed carport will protect her vehicle during inclement weather.

Appearing in opposition to the Petitioner's request was Stella Carraway, the adjoining property owner, and her daughter, Jean Wagner. Ms. Carraway is staunchly opposed to the proposed carport. Ms. Carraway complained about a block retaining wall which was constructed on the Bowesox property some 30 years ago. Testimony revealed, however, that Ms. Bowesox has only resided on the property for the past 6 years. Ms. Carraway testified that this wall is decaying and has caused an erosion problem on her property. Ms. Carraway believes that the proposed carport will only exacerbate this problem. She also stated that the block wall and improvements

ORDER RECEIVED FOR FILING

Date

By

were constructed over a utility easement which runs between her property and the Petitioner's property. This condition was corroborated by a letter dated December 19, 1994 from Sheldon S. Epstein, Chief of the Storm Drain Design Section in which he states that Baltimore County does not permit permanent structures to be placed within a designated utility easement.

It was evident from the demeanor of these ladies at the hearing and the photographs of the property which depict a privacy fence with large bushes and trees separating the two properties, that these two neighbors do not get along. This was acknowledged by both Ms. Bowesox and Ms. Carraway at the hearing. There are probably reasons other than those made known to me at this hearing as to why these neighbors do not get along. However, as has been noted in other opinions, it is not the policy of this Office to get involved in neighborhood disputes. My decision simply involves whether a variance should be granted for the proposed carport.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

ORDER RECEIVED FOR FILING

Date

By

After considering all of the testimony and evidence offered at the hearing, I believe that the requested variance should be granted. Much of the concerns and objections raised by the adjoining property owner related to a block wall and improvements which have existed on the subject property for the past 30 years. Testimony and evidence indicated that the proposed carport is constructed of aluminum and can easily be removed in the event it becomes necessary to do so. Therefore, I do not believe the proposed carport, given its nature and design, would constitute a permanent structure which would not be permitted, and should therefore, be granted. Furthermore, the variance requested will not cause any injury to the public health, safety or general welfare and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10<sup>th</sup> day of February, 1995 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B (Sections 211.3 and 301.1, R.6) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 2 feet in lieu of the minimum required 7.875 feet and a side yard sum of 11.5 feet in lieu of the required 15 feet for a proposed carport, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

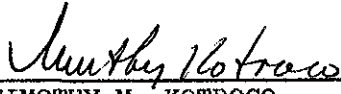
ORDER RECEIVED FOR FILING

Date

By

2) Gutters and downspouts shall be included in the construction of the proposed carport. All stormwater runoff shall be collected by these downspouts and properly channeled to the rear of the Petitioner's property, away from the adjoining property.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

February 10, 1995

Ms. Loretta Bowesox  
708 Virginia Avenue  
Baltimore, Maryland 21221

RE: PETITION FOR ADMIN. VARIANCE  
SW/S Virginia Avenue, 70' N of the c/l of Glass Avenue  
(708 Virginia Avenue)  
15th Election District - 5th Councilmanic District  
Lorretta Bowesox - Petitioner  
Case No. 95-196-A

Dear Ms. Bowesox:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals, within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Bill Peters  
751 Arncliffe Road, Baltimore, Md. 21221

Ms. Stella Carraway  
710 Virginia Avenue, Baltimore, Md. 21221

People's Counsel

✓ File





3 1-1

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 708 VIRGINIA AVE  
address  
ESSEX MARYLAND 21221  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

I WISH TO INSTALL A CARPORT ATTACHED TO SIDE OF HOUSE (ONE SIDE) THE OTHER SIDE TO BE SUPPORTED BY POST BOLTED TO THE PRESENT PARKING PAD. (CARPORT CAN/COULD BE REMOVED AND RE-INSTALLED IN A NOMINAL AMOUNT OF TIME IF NEED FOR ANY REASON) THIS CARPORT IS NEEDED TO KEEP SNOW + ICE OFF PARKING PAD AND CAR AS I AM NO LONGER PHYSICALLY ABLE TO REMOVE IT AND HAVE NO ONE IN MY HOUSEHOLD WHO CAN ASSIST ME.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

*Loretta Bowesox*  
(signature)  
LORETTA BOWESOX  
(type or print name)



HUSBAND IS DECEASED  
(signature)  
\_\_\_\_\_  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

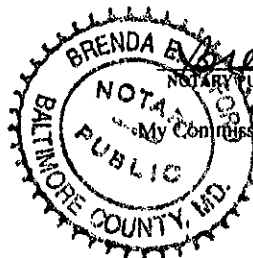
I HEREBY CERTIFY, this 21 day of NOVEMBER, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Loretta Bowesox

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

11-21-94  
date



Brenda E. Buford  
My Commission Expires: 5/8/96



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 708 VIRGINIA AVE ESSEX MD 21221  
which is presently zoned S.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 B02.3.B (211.3 + 301.1, R.6) to permit a 2' side yard and 11.5' side yard sum in lieu of 7.875' and 15', respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) IF CARPORT WAS MADE TO A WIDTH TO COMPLY WITH ZONING

(7' to 10' FROM PROPERTY LINE) CARPORT WOULD NOT COVER PRESENT PAD AND ALSO BE TOO NARROW TO PUT CAR UNDER. IT ALSO WOULD NOT SERVE THE PURPOSE IT IS TO BE INSTALLED FOR, TO KEEP SNOW AND ICE OFF CAR AND PARKING PAD.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

LORRETTA BOWESOX

(Type or Print Name)

Signature

ELDER BOWESOX

(Type or Print Name)

HUSBAND IS DECEASED

Signature

708 VIRGINIA AVE 682-5159

Address

Phone No.

ESSEX, MARYLAND 21221

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: mk

DATE: 12/2/94

ESTIMATED POSTING DATE: 12/11/94

Printed with Soybean Ink  
on Recycled Paper

ITEM #: 196

ORDER RECEIVED FOR FILING

Date

By

95-196-A

Beginning on the southwest side of Virginia Avenue, 50 feet wide, at the distance of 70 feet north of the centerline of Glass Avenue. Being Lot 17, Block B in the Silver Manor subdivision as recorded in G.L.B. 24, Folio 140. Also known as 708 Virginia Avenue containing .1518 of an acre in the 15th Election District.

#196

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

*95-196-A*

District *152A* Date of Posting *12/11/94*

Posted for: *Variance*

Petitioner: *Loretta & Eldon Bowesox*

Location of property: *708 Virginia Ave, S.W.*

Location of Signs: *Facing roadway on property facing road*

Remarks:

Posted by *M. Healy* Date of return: *12/14/94*  
Signature

Number of Signs: *1*



**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-196-H

District: 15th Date of Posting: 1/14/95

Posted for: Variance

Petitioner: Marretta Bowersox

Location of property: 708 Virginia Ave, S.W.

Location of Signs: Facing roadway, on property, being torn down

Remarks: \_\_\_\_\_

Posted by: [Signature] Date of return: 1/22/95  
Signature

Number of Signs: 1



# CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Jan. 13, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan. 12, 1995.

THE JEFFERSONIAN,

A. Henrichson  
LEGAL AD. - TOWSON

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118 of the Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

### Case Number:

95-196-A (Item 196)  
708 Virginia Avenue  
SW/S Virginia Avenue,  
70' N of C Glass Avenue  
15th Election District

### 5th Councilmanic

### Legal Owner(s):

Loretta Bowesox and  
Elder Bowesox  
(deceased)

### HEARING: WEDNESDAY

FEBRUARY 1, 1995 at  
9:00 a.m. in Rm. 118, Old  
Courthouse

Variance: to permit a 2-foot side yard and 11.8-foot side yard sum in lieu of the 7.875 feet and 15 feet, respectively.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

1/11 January 12.

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY** 95-196-A  
Townson, Maryland

District 15th

Date of Posting 3/19/95 ✓

Posted for: Appeal

Petitioner: Loretta BOWMAN

Location of property: 708 Virginia Ave, SW/S

Location of Signs: Facing roadway on property being zoned

Remarks: \_\_\_\_\_

Posted by M. Healy Date of return: 3/24/95  
Signature

Number of Signs: 1





Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

CRITICAL  
AREA

receipt

95-196-A

Account: R-001-6150

Number

Date 12/2/94

Item Number: 196

Taken In By: MDK

Bowersox, Loretta - 708 Virginia Ave

010 - Res Var. — \$ 50.00

080 - sign posting — \$ 35.00

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Total — \$ 85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation



6073-84  
AS

Dec. 19, 1994  
STELLA CARRAWAY  
710 VIRGINIA AVE.  
BALTO, MD, 21221

DEAR SIR,  
ENCLOSED IS A \$40.00 FEC  
TO PROTEST.  
ADMINISTRATIVE VARIANCE  
#95196A

THANKS  
Stella Carraway

12/20/94  
g

RECEIVED

DEC 20 1994

ZADM

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 158600

DATE 3/10/95 ACCOUNT R-001-6150

AMOUNT \$ 210.00

RECEIVED FROM: STELLA CARRAWAY

FOR: 95-196-A APPEAL

01A01#0075MICHRC \$210.00  
BA C007:53AM03/10/95

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER  
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 152916

DATE 1-5-95 ACCOUNT R001-6150

AMOUNT \$ 40.00

RECEIVED FROM: Stella Carraway

FOR: Request Hearing 95-196-A

01A01#0029MICHRC \$40.00  
BA C011:19AM01/06/95

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER  
VALIDATION OR SIGNATURE OF CASHIER

March 9, 1995

STELLA CARRAWAY  
710 VIRGINIA AVE  
BALTO., MD. 21221

DEAR SIR,  
ENCLOSED IS \$210.00 FEE  
TO PROTEST  
ADMINISTRATIVE  
VARIANCE #95196A

THANKS,  
Stella Carraway

RECEIVED

MAR 10 1995

ZADM

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 196

Petitioner: Loretta Bowesox

Location: 708 Virginia Avenue

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Loretta Bowesox

ADDRESS: 708 Virginia Avenue

Essex, MD 21221

PHONE NUMBER: 682-5159

AJ:ggs

(Revised 04/09/93)



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

December 7, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Lorretta Bowesox  
708 Virginia Avenue  
Essex, Maryland 21221

Re: CASE NUMBER: 95-196-A (Item 196)  
708 Virginia Avenue  
SW/S Virginia Avenue, 70' N of c/l Glass Avenue  
15th Election District -5th Councilmanic  
Legal Owner(s): Lorretta Bowesox and Elder Bowesox (deceased)

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before December 11, 1994. The closing date (December 27, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon  
Director



TO: PUTUXENT PUBLISHING COMPANY  
January 12, 1995 Issue - Jeffersonian

Please forward billing to:

Lorretta Bowesox  
708 Virginia Avenue  
Essex, Maryland 21221  
682-5159

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### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-196-A (Item 196)  
708 Virginia Avenue  
SW/S Virginia Avenue, 70' N of c/l Glass Avenue  
15th Election District -5th Councilmanic  
Legal Owner(s): Lorretta Bowesox and Elder Bowesox (deceased)  
HEARING: WEDNESDAY, FEBRUARY 1, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a 2-foot side yard and 11.5-foot side yard sum in lieu of the 7.875 feet and 15 feet, respectively.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

JANUARY 6, 1995

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Former Closing Date: 12/27/94

CASE NUMBER: 95-196-A (Item 196)

708 Virginia Avenue

SW/S Virginia Avenue, 70' N of c/l Glass Avenue

15th Election District -5th Councilmanic

Legal Owner(s): Lorretta Bowesox and Elder Bowesox (deceased)

HEARING: WEDNESDAY, FEBRUARY 1, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a 2-foot side yard and 11.5-foot side yard sum in lieu of the 7.875 feet and 15 feet, respectively.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Lorretta Bowesox  
Stella Carraway

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
~~(2) BUILDINGS ARE~~ HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

Hearing Room - Room 48  
Old Courthouse, 400 Washington Avenue

May 16, 1995

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 95-196-A

LORETTA BOWERSOX -Petitioner  
SW/s Virginia Avenue, 70' N of the centerline  
of Glass Avenue (708 Virginia Avenue)  
15th Election District  
5th Councilmanic District

VAR -To permit side yard setback of 2' in lieu  
of required minimum required 7.875' and side  
yard sum of 11.5' in lieu of required 15' for  
proposed carport.

2/10/95 -D.Z.C.'s Order in which Petition for  
Variances is GRANTED with restrictions.

*Postponed on  
rec'd; set for  
1/16/96*

ASSIGNED FOR:

THURSDAY, AUGUST 10, 1995 at 10:00 a.m.

cc: Stella Carraway

Appellant /Protestant

Loretta Bowersox  
Bill Peters

Petitioner  
Builder

People's Counsel for Baltimore County  
Pat Keller  
Lawrence E. Schmidt  
Timothy M. Kotroco  
W. Carl Richards, Jr. /ZADM  
Docket Clerk /ZADM  
Arnold Jablon, Director /ZADM

Kathleen C. Weidenhammer  
Administrative Assistant







County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

Hearing Room - Room 48  
Old Courthouse, 400 Washington Avenue

August 23, 1995

NOTICE OF POSTPONEMENT & REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 95-196-A

LORETTA BOWERSOX -Petitioner  
SW/s Virginia Avenue, 70' N of the centerline  
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VAR -To permit side yard setback of 2' in lieu  
of required minimum required 7.875' and side  
yard sum of 11.5' in lieu of required 15' for  
proposed carport.

2/10/95 -D.Z.C.'s Order in which Petition for  
Variances is GRANTED with restrictions.

which was scheduled for hearing on August 10, 1995, was POSTPONED ON THE  
RECORD at the request of Petitioner for medical reasons; and has been

REASSIGNED FOR: TUESDAY, JANUARY 16, 1996 at 10:00 a.m.

cc: Stella Carraway

Appellant /Protestant

Loretta Bowersox  
Bill Peters

Petitioner  
Builder

People's Counsel for Baltimore County  
Pat Keller  
Lawrence E. Schmidt  
Timothy M. Kotroco PDM  
W. Carl Richards, Jr. /ZADM  
Docket Clerk /ZADM PDM PDM  
Arnold Jablon, Director /ZADM

Kathleen C. Weidenhammer  
Administrative Assistant



CASE NO. 95-196-A

~~BOWES~~  
LORETTA ~~BOWES~~ - Petitioner

SW/s Virginia Avenue, 70' N of the c/l of  
Glass Avenue (708 Virginia Avenue)

15th District

Appealed: March 10, 1995

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

December 21, 1994

Ms. Lorretta Bowesox  
708 Virginia Avenue  
Essex, Maryland 21221

RE: Item No: 196  
Case No.: 95-196A  
Petitioner: Lorretta Bowesox

Dear Ms. Bowesox:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on December 2, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i. e. zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director December 15, 1994  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson *JLP*  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #196 - Bowesox Property  
708 Virginia Avenue  
Zoning Advisory Committee Meeting of December 12, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with the Chesapeake Bay Critical Area Regulations for Intensely Developed Areas.

JLP:SA:sp

BOWESOX/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: Dec. 19, 1994  
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for December 19, 1994  
Items 190, 191, 192, 195, and 196

The Developers Engineering Section has reviewed  
the subject zoning items and we have no comments.

RWB:sw



**Maryland Department of Transportation**  
**State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

12-7-94

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: \*196 (MJK)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:     Arnold Jablon, Director  
          Zoning Administration and  
          Development Management

DATE: December 13, 1994

FROM:   Pat Keller, Director  
          Office of Planning and Zoning

SUBJECT:   Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 190, 191, 192, 195, 196, 198

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Carol L. Kline*

JL

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/08/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF DEC. 12, 1994

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 190, 191, 192, 193, 194  
195, 196 AND 198.

RECEIVED  
DEC 9 1994  
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 13, 1995

Ms. Loretta Bowesox  
708 Virginia Avenue  
Baltimore, MD 21221

RE: Petition for Administrative Variance  
SW/S Virginia Avenue, 70 ft. N of the  
c/o of Glass Avenue  
(708 Virginia Avenue )  
15th Election District  
5th Councilmanic District  
Lorretta Bowesox-Petitioner  
Case No. 95-196-A

Dear Ms. Bowesox:

Please be advised that an appeal of the above-referenced case was filed in this office on March 10, 1995 by Stella Carraway. All materials relative to the case have been forwarded to the Board of Appeals.

If you have any questions concerning this matter, please do not hesitate to contact Julie Winiarski at 887-3353.

Sincerely,

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

ARNOLD JABLON  
Director

AJ:jaw

cc: Mr. Bill Peters  
People's Counsel



APPEAL

Petition for Administrative Variance  
SW/S Virginia Avenue, 70 ft. N of  
the c/l of Glass Avenue  
(708 Virginia Avenue)  
15th Election District - 5th Councilmanic District  
Loretta Bowesox-PETITIONER  
Case No. 95-196-A

Petition(s) for Administrative Variance

Description of Property

Certificate of Posting

Certificate of Publication

Zoning Plans Advisory Committee Comments

Petitioner(s) and Protestant(s) Sign-In Sheets

Petitioner's Exhibits: 1 - Location Survey for 708 Virginia Avenue  
2 - Photograph copies of Beam-Braced Carport  
3 - Six photographs of 708 Virginia Avenue

Protestant's Exhibits: 1 - Inter-Office Correspondence to Larry  
Schmidt from Sheldon S. Epstein

Right of Way Agreement, Liber 3714, Page 636

Note to Hearing Officer from Mitchell J. Kellman

Two copies of "W-Panel" Patio Covers and Carports

Photocopy of Storm Drain Easement Plan

Deputy Zoning Commissioner's Order dated February 10, 1995 (Granted)

Notice of Appeal received on March 10, 1995 from Stella Carraway

cc: Ms. Loretta Bowesox, 708 Virginia Avenue, Baltimore, MD 21221  
Ms. Stella Carraway, 710 Virginia Avenue, Baltimore, MD 21221  
Mr. Bill Peters, 751 Arncliffe Road, Baltimore, MD 21221  
People's Counsel of Baltimore County, M.S. 2010

Request Notification: Patrick Keller, Director, Planning & Zoning  
Timothy M. Kotroco, Deputy Zoning Commissioner  
Arnold Jablon, Director of ZADM

APPEAL

Petition for Administrative Variance  
SW/S Virginia Avenue, 70 ft. N of  
the c/l of Glass Avenue  
(708 Virginia Avenue)  
15th Election District - 5th Councilmanic District  
Loretta Bowersox-PETITIONER  
Case No. 95-196-A

**\*\*REVISED CHECKLIST\*\*** 03/17/95

Petition(s) for Administrative Variance

Description of Property

Certificate of Posting

Certificate of Publication

Hearing Request from Stella Caraway dated December 19, 1994

Zoning Plans Advisory Committee Comments

Petitioner(s) and Protestant(s) Sign-In Sheets

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Photocopy of Storm Drain Easement Plan

Deputy Zoning Commissioner's Order dated February 10, 1995 (Granted)

Notice of Appeal received on March 10, 1995 from Stella Caraway

cc: Ms. Loretta Bowersox, 708 Virginia Avenue, Baltimore, MD 21221  
Ms. Stella Caraway, 710 Virginia Avenue, Baltimore, MD 21221  
Mr. Bill Peters, 751 Arncliffe Road, Baltimore, MD 21221  
People's Counsel of Baltimore County, M.S. 2010

Request Notification: Patrick Keller, Director, Planning & Zoning  
Timothy M. Kotroco, Deputy Zoning Commissioner  
Arnold Jablon, Director of ZADM

5/16/95 -Notice of Assignment for hearing scheduled for Thursday,  
August 10, 1995 at 10:00 a.m. sent to following:

Stella Carraway  
Loretta Bowersox  
Bill Peters  
People's Counsel for Baltimore County  
Pat Keller  
Lawrence E. Schmidt  
Timothy M. Kotroco  
W. Carl Richards, Jr. /ZADM  
Docket Clerk /ZADM  
Arnold Jablon, Director /ZADM

8/07/95 -T/C from Bill Peters (builder); Petitioner, Ms. Bowersox, is ill; may be unable to attend hearing on Thursday 8/10/95; asked if he could represent her. CER to advise him that Ms. Bowersox could represent herself before the Board, or could be represented by an attorney; however, Mr. Peters, who is not an attorney, could not represent her. Only alternative would be to request a postponement.

-----  
8/08/95 -Bill Peters called to confirm above information; indicated that Ms. Bowesox is on waiting list for lung surgery; possible complete removal of one lung; unable to attend hearing on Thursday, 8/10/95. Referred Mr. Peters to Board's rule 6 regarding representation before the Board. Mr. Peters will be here on Thursday 8/10 at 10:00 a.m. to ask the Board to continue the matter to a time when Ms. Bowersox's health will permit her to attend. Will provide any requested documentation at later date regarding Petitioner's health.

8/10/95 -Matter postponed on the record. Letter from Petitioner submitted by B. Peters; Petitioner will submit to Board a letter from physician confirming medical condition. Upon receipt of same, hearing to be rescheduled to Tuesday, January 16, 1996.

-----  
8/23/95 -Letter received from physician as referenced above; Notice of PP and Reassignment sent to parties; matter rescheduled to Tuesday, January 16, 1996 at 10:00 a.m.

1/11/96 -T/C from Jean Wagner, daughter of S. Carraway, Appellant /Protestant. Concerned about weather conditions; her mother is unable at this time to get out due to snow and snow drifts. Ms. Wagner lives in HarCo; her mother in BCo. If additional snow accumulation occurs over weekend, may not be able to get to her mother's house to clear snow and she may not be able to make hearing on 1/16/96.

Spoke w/Acting Chairman Stahl; also called Ms. Bowersox and advised her of possible problem with weather. Ms. Wagner to call KCB at home 1/15/96 if problem develops; postponement could then be handled by telephone on 1/15/96 (County Holiday) if necessary. Parties advised of this possibility by telephone this date.

1/16/96 -Board convened for hearing as scheduled; Appellant /Protestant

appeared; however, Petitioner nor representative appeared. T/C to Ms. Bowersox' home; advised by Mr. Bill Keller at that number that Ms. Bowersox was at her doctor's office and he knew nothing of hearing. On call-back to same number, and upon inquiry by KCB, Mr. Keller indicated that this was an emergency visit to the doctor.

- Case was opened on the record. Acting Chairman Stahl, from the bench and on the record, indicated to the Appellant /Protestant that the Board would hold this matter sub curia, pending receipt of documentation from Petitioner's physician regarding today's emergency appointment. Upon receipt, Board would then either schedule for a hearing, or rule on the basis of today's hearing.

- Letter to Ms. Bowersox from LMS indicating above; physician's documentation due on or before January 25, 1996; Board will then either (1) schedule for hearing or (2) issue order pursuant to proceedings of January 16th.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204  
(410) 887-3180

January 16, 1996

Ms. Loretta Bowersox  
708 Virginia Avenue  
Baltimore, MD 21221

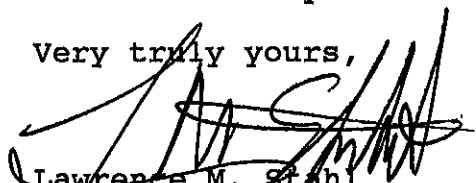
RE: Case No. 95-196-A  
Loretta Bowersox -Petitioner

Dear Ms. Bowersox:

The Board convened this date for the purpose of hearing the subject case as scheduled. Appellant /Protestant appeared; however, neither you, nor a representative on your behalf, appeared. It was learned by the Board via a telephone call to your home that you were at your doctor's office for what was termed an emergency visit.

It is requested that you provide this Board with documentation from your physician on or before Thursday, January 25, 1996 regarding the emergency nature of your appointment of January 16th. At that time, the Board will then determine whether or not to reschedule this case for hearing, or to rule on the basis of the evidence which was or was not presented on January 16th.

Very truly yours,

  
Lawrence M. Stahl  
County Board of Appeals

cc: Ms. Stella Carraway  
Mr. Bill Peters  
People's Counsel for Baltimore County



# 196

Note to the Hearing Officer:

The proposed carport will be placed within an easement; however, the carport is being placed over an existing driveway which is situated within that easement. The carport can be removed easier (see exhibits) than the driveway.

Also, as of 12/2/94 - no photographs attached

Mitch Kellman

12/2/94

4920 Campbell Boulevard  
Whitemarsh, Maryland 21236-5916  
410. 933. 7600



August 16, 1995

Baltimore County Board of Appeals  
Room 49  
Old Court House  
Towson, Maryland 21204

Attn: Kathleen C. Weidenhammer

Mrs. Loretta Bowersox is currently under my care at Kaiser Permanente. She is undergoing evaluation in preparation for major surgery. Her presence was needed in our office on August 10, 1995, ~~and~~ unfortunately during the same time her hearing was scheduled.

Sincerely,

Karin M. Dodge, M.D.  
Internal Medicine  
Kaiser Permanente  
White Marsh Medical Center  
4920 Campbell Boulevard  
Baltimore, MD 21236  
(410) 933-7600

95 AUG 23 11 2:00  
COUNTY BOARD OF APPEALS  
TOWSON, MD



A #1

9 Aug. 1995

To Whom It May Concern:

I, Linda Bowersox was  
to appear before Appeals  
Board of Port. County on  
10 Aug. 1995 for an  
appeal for an awning on the  
side of my house.

I cannot attend as I  
am confined to bed awaiting  
a call from my surgeon  
to enter Hospital A.S.A.P.

This name is Dr Daniel  
P. Harley M.D. F.A.C.S. at  
6565 N. Charles St. 686-5887

Sincerely yours,  
Mrs. Linda Bowersox

12/18/94  
ag

5923-94



## WEATHER SEAL PRODUCTS

**SPECIALIZING IN ALL TYPES OF**

**Replacement Windows & Doors - Siding - Awnings - Roofing  
Storm Windows & Doors - Enclosures - Deck - Gutters & Spouting**

12/3/94

Mr Kellman,

Please find inclosed pictures  
as promised pre-tung to installation  
of car-port on the Terretta Bowesox  
property, 708 Virginia ave, Essex.

I have marked these pictures  
on this books as to what they are.

Thanks for your past cooperation  
and any you may give us in the  
future

**RECEIVED**

DEC 8 1994

Bill Petus  
Weather - Seal  
687-6775

**ZADM**

687-6775 2259 Southorn Rd. 686-4855.  
In Business 30 Years Same Location - MHIC 1846

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

LORETTA BOWERSOX  
BILL PETERS

708 VIRGINIA AVE. 21221  
751 ARNcliffe RD 21221



**WEATHER SEAL PRODUCTS**

**GENERAL HOME IMPROVEMENTS**

- REPLACEMENT WINDOWS
- STORM WINDOWS
- GLASS BLOCK WINDOWS
- AWNINGS
- SIDING
- ROOFING
- GUTTERS & SPOUTS

- REPLACEMENT DOORS
- STORM DOORS
- PATIO DOORS
- ENCLOSURES
- DECKS
- PAINTING
- COVERAGE

**BILL**  
**PETERS**

**687-6775**

**DOLLY**  
**PETERS**

MHIC 1846

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

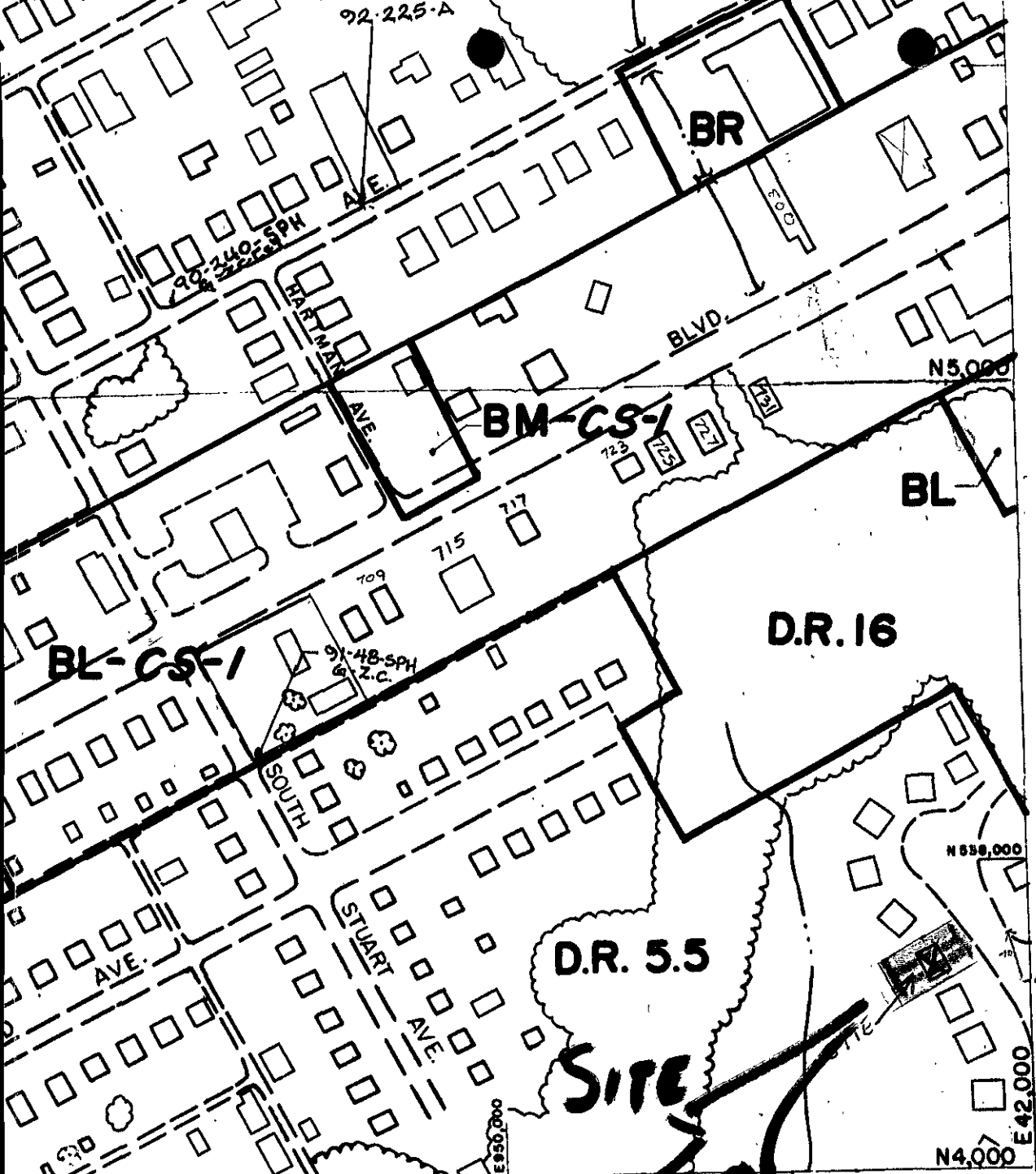
STELLA CARRAWAY

710 VIRGINIA AVE. BALTO. MD. 21221

JEAN WAGNER

133 FARM RD ABERDEEN MD. 21001





AP cil 189-92	<b>SCALE</b> 1" = 200' ±	<b>LOCATION</b>	<b>SHEET</b>
	<b>DATE OF PHOTOGRAPHY</b> JANUARY 1986	<b>ESSEX</b>	<b>N. E.</b> <b>2-G</b>

95-196-A #196

PLAN HOLD CORPORATION • IRVINE CALIFORNIA

PLAN HOLD CORPORATION • IRVINE CALIFORNIA

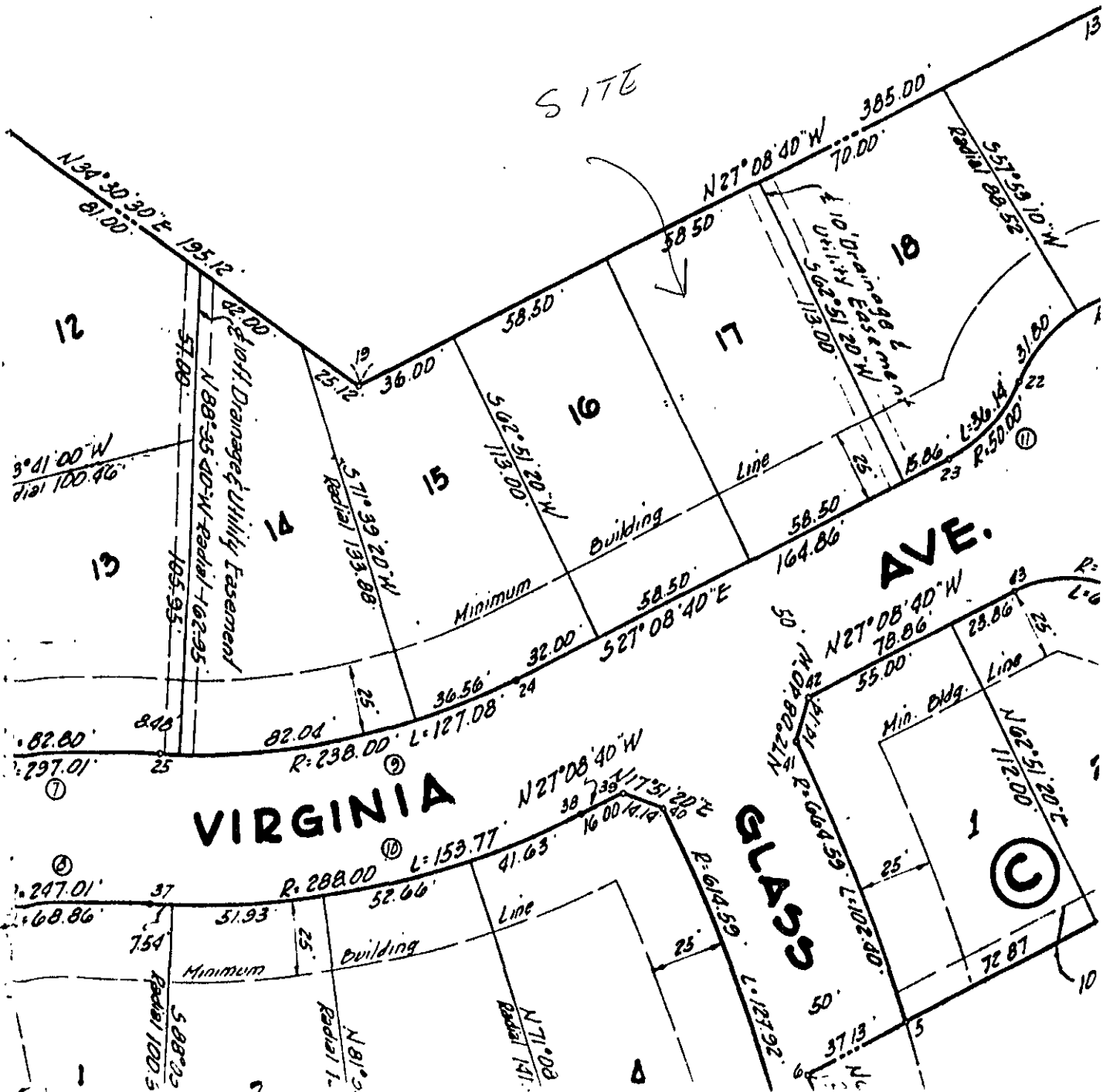
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# 196

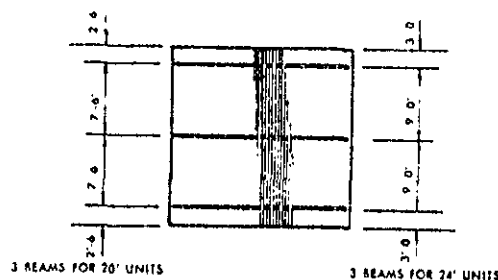
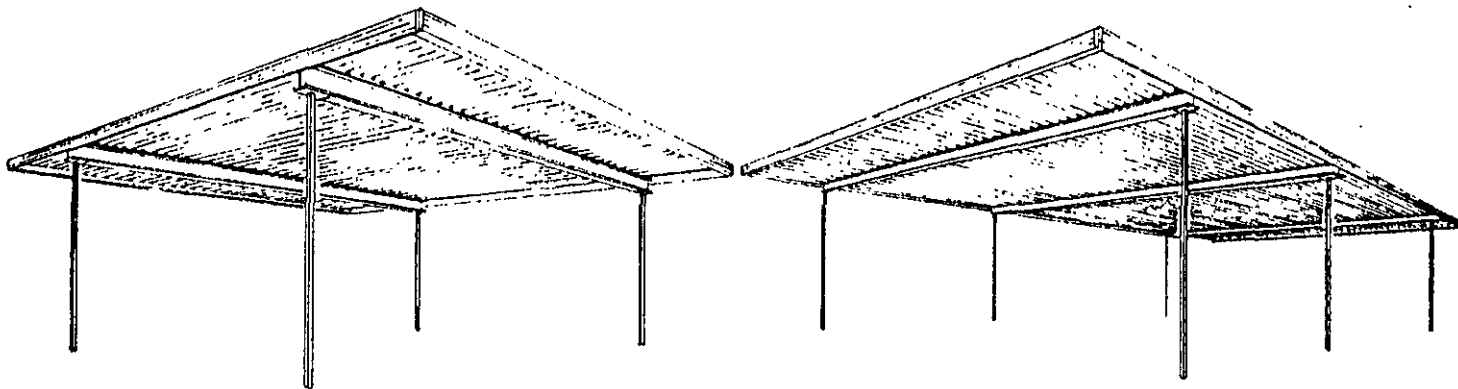
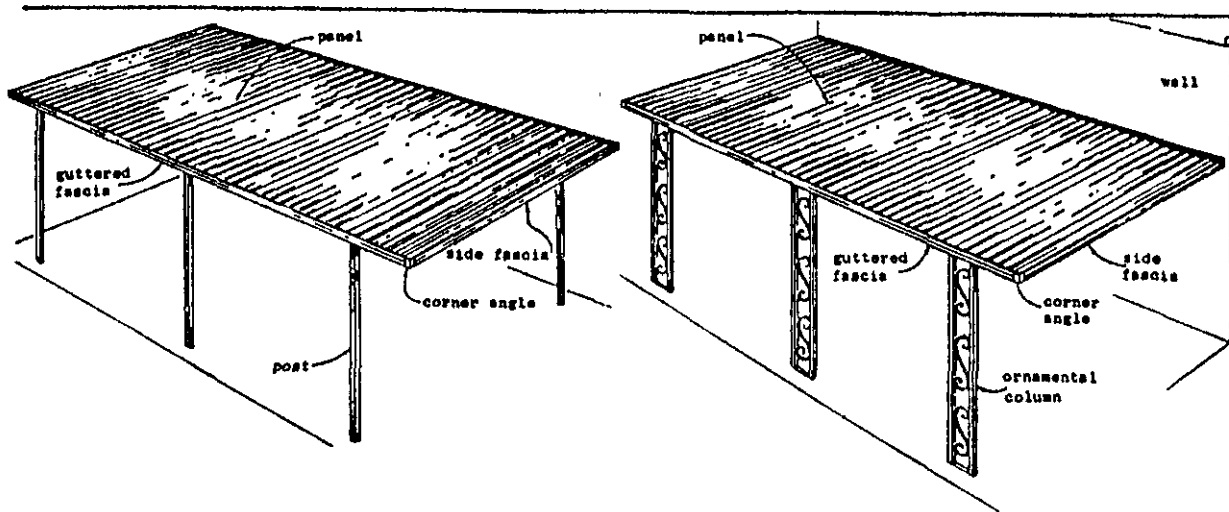
RESERVATION

SITE



# "W-PANEL" PATIO COVERS & CARPORTS

#196



BEAM SPACING

95-196-A

## FOR ZONING VARIANCE

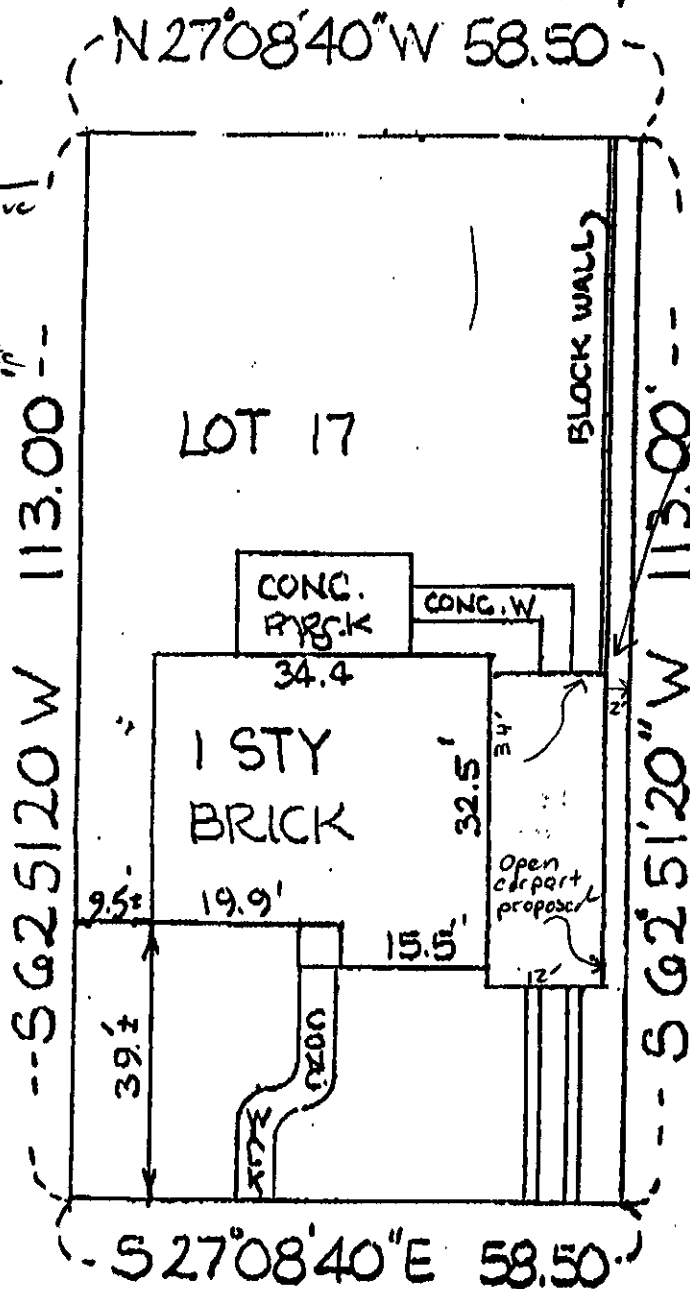
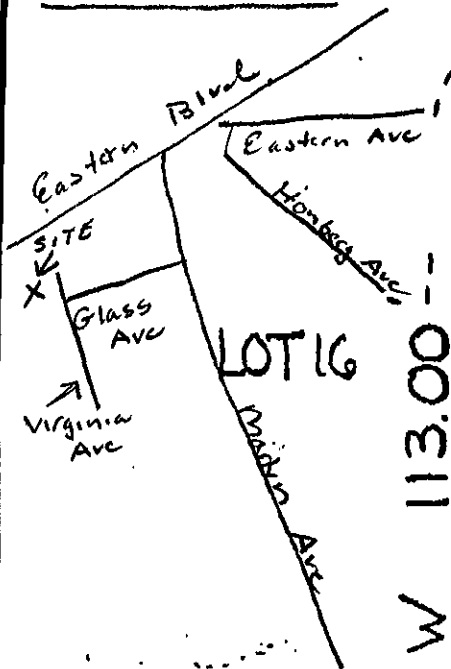
PROPERTY ADDRESS: 708 VIRGINIA AVENUE, ESSEX, MARYLAND 21221

SUBDIVISION: SILVER MANOR PLAT BOOK # G.L.B. 24/240 LIBER 24 FOLIO 140  
CLASS 4 BKB LOT 17

OWNER: ELDER + LORRETTA BOWESOX

PETITIONER'S  
EXHIBITTHIS PROPERTY IS NOT  
IN A FLOOD HAZARD ZONE

Vicinity Map



## LOCATION INFORMATION

COUNCLIMANIC  
DISTRICT: 5ELECTION  
DISTRICT: 15

ZONING: DR 5.5

LOT SIZE: .1518 / 6610.5  
AC

SEWER: YES

WATER: YES

CHESAPEAKE BAY YES

CRITICAL AREA:

PRIOR ZONING  
HEARINGS: NONE

95-196-A

3/11/88

I HEREBY CERTIFY THAT I HAVE MADE  
A SURVEY OF THIS LOT FOR THE PURPOSE  
OF LOCATING THE IMPROVEMENTS THEREON  
AND THAT THEY ARE LOCATED AS SHOWN.THIS PLAT IS NOT INTENDED FOR USE  
IN ESTABLISHING PROPERTY LINES.BEING KNOWN AS LOT 17  
BLOCK "B" AS SHOWN ON  
PLAT OF SILVER MANOR  
G.L.B. 24/140 BAL. CO. MD.

Leslie C. Hopkins

REG. NO. 274

LOCATION SURVEY  
708 VIRGINIA AVE BALTO. CO. MD.HOPKINS ENGINEERING  
148 SOUTH ELLWOOD AVENUE  
BALTIMORE MARYLAND 21221  
PHONE: 563-1048

SCALE

1" = 20'

DATE

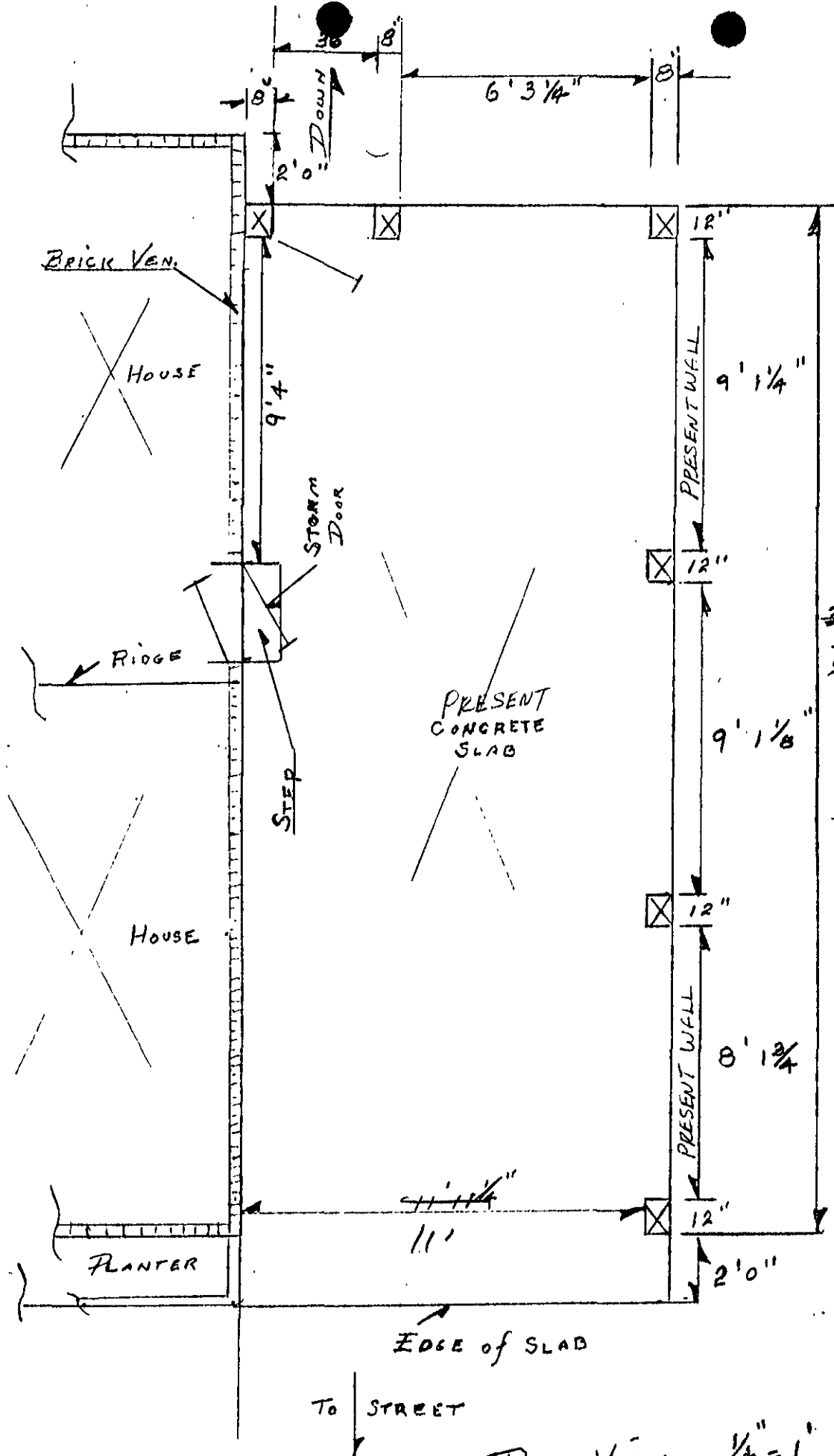
9-6-88

JOB NO

# 196



#196



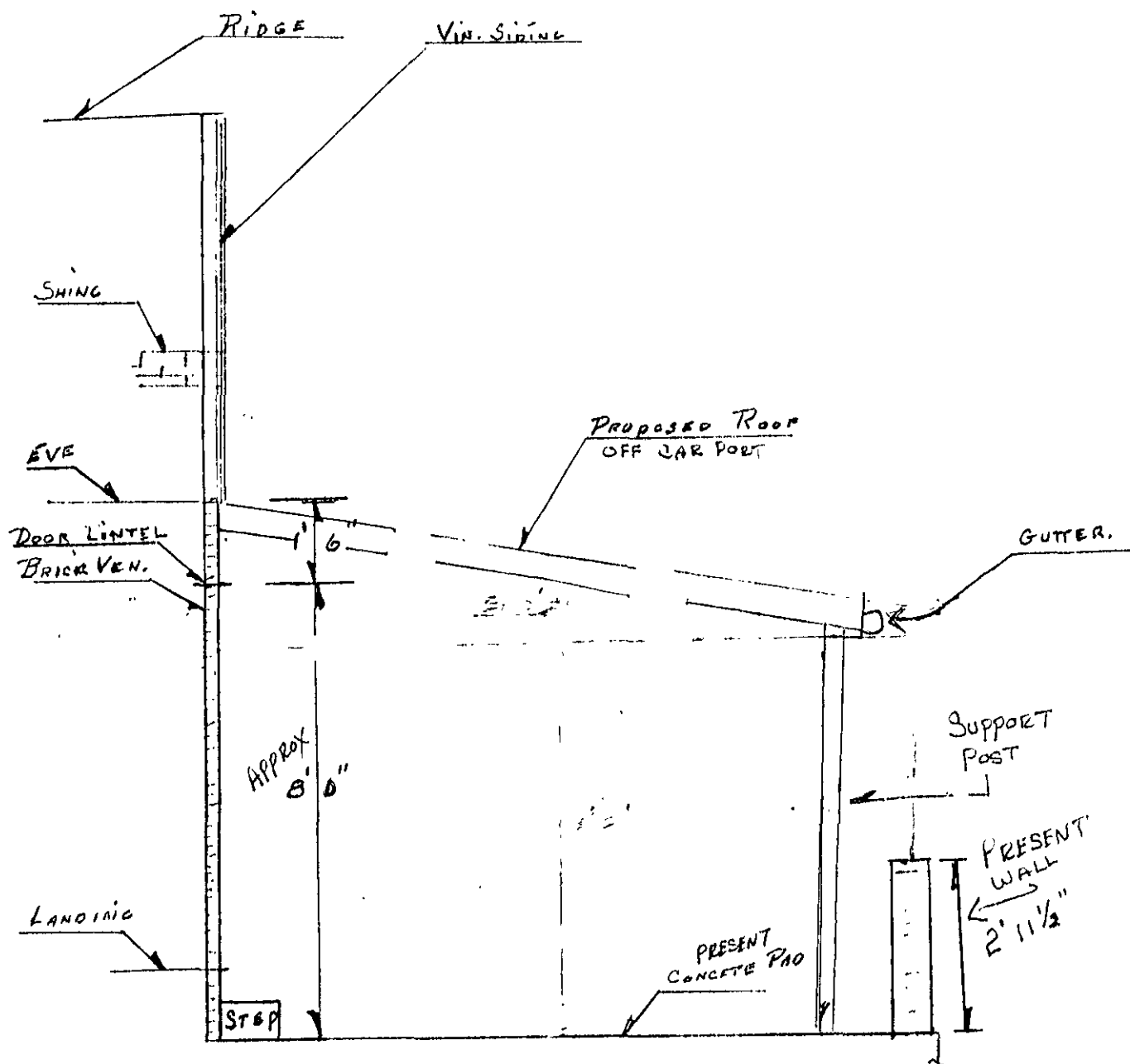
PAGE 1 of 2

LORETTA BOWESOX  
708 VIRGINIA AVE.  
ESSEX MD. 21221  
682-5159

95-196-A

PLAN VIEW  $\frac{1}{4}'' = 1'$

#196

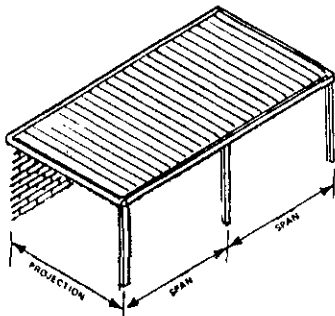


PAGE 2 of 2

END VIEW FROM ROAD

95-196-A

LORETTA BOWERSOX  
708 VIRGINIA AVE.  
ESSEX MO 21221

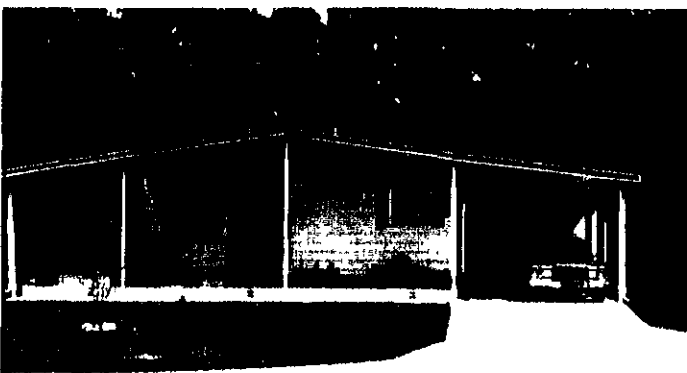
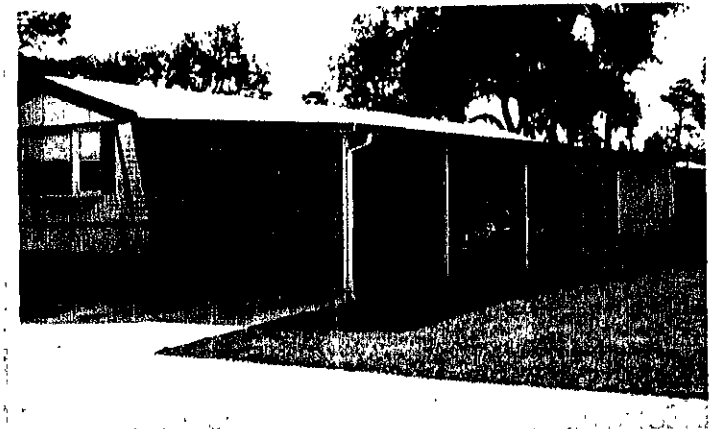
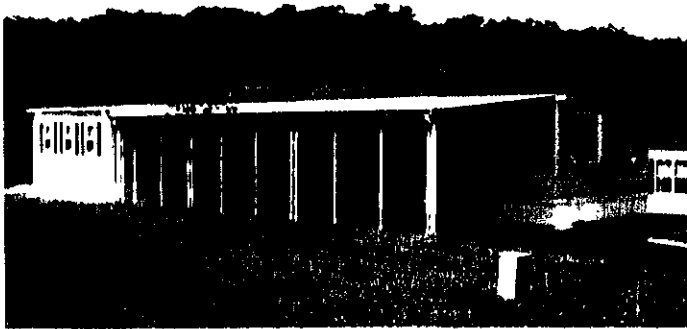


# Weather Protector

## BEAM-BRACED CARPORT

FOR THE CAR THAT  
HAS EVERYTHING  
EXCEPT A GARAGE

### PETITIONER'S EXHIBIT



**BUILT STRONGER TO LAST LONGER**

#196



Virginia Ave. in front of M's Bowesoy's



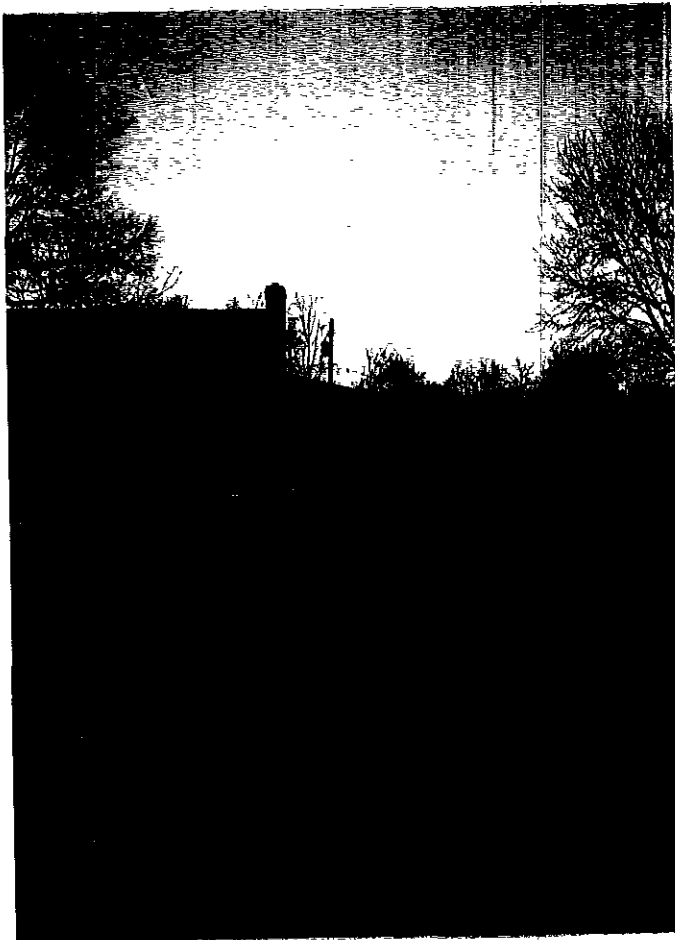
M's Bowesoy property line 708 Virginia Ave., # 17 pbt.  
and M's Coraway Property line 710 Virginia Ave., 18 pbt.



THORNER'S  
HIBIT 3



Neighbor on Virginia ave. (704)



Neighbor on Silver Ave.

95-196-A



Neighbor on Glass Ave. - (806)

*has requested*

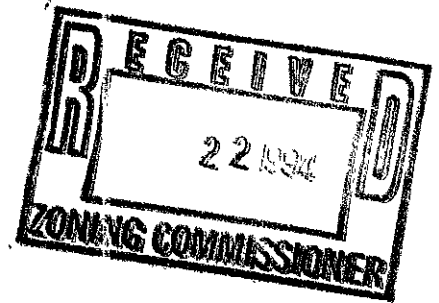
BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

DATE: December 19, 1994

TO: Larry Schmidt  
Zoning Commissioner

FROM: Sheldon S. Epstein, Chief *SE*  
Storm Drain Design Section

SUBJECT: 708 Virginia Avenue  
Administrative Variance  
Case No. 95-196-A



It has come to our attention that a zoning variance for #708 Virginia Avenue has been applied for to facilitate construction of a car port at this address. Please be advised that there is an existing 10' utility easement between #708 and #710 Virginia Avenue. An existing 18" drain is presently contained within the easement, running for a length of 97' from Virginia Avenue to an outfall to the rear of #708 and #710 as shown on Drawing #60-0145. We have attached a copy for your information.

Baltimore County policy prohibits the construction of a permanent structure within a designated utility easement. Unfortunately, a block wall has already been constructed. We do not know when the construction occurred. This in itself will present many problems if maintenance is required to the 18" drain.

SSE:DC  
cc: Paula Houck-Executive Office  
Doug Swam-Permits  
Files

**PROTESTANTS  
EXHIBIT NO. 1**

15  
Ept. 3129

R/W 7186

LIBER 3714 PAGE 636

# 196  
20

# RIGHT OF WAY AGREEMENT

The undersigned, herein called the "Grantor," hereby grant to BALTIMORE GAS AND ELECTRIC COMPANY, its successors, licensees, and assigns, for value received, the right to construct, operate and maintain electric and telephone lines, including the necessary poles, crossarms, electric, telephone and other wires, anchors, guys, conduits, cables, street lights and equipment and gas lines, including mains, service pipes and equipment, in, over, under and through the land of the Grantor acquired from

MYLES R. EISENSTEIN, ASSIGNEE

by deed dated SEPTEMBER 16, 1959  
the Land Records of BALTIMORE COUNTY  
in Liber W.J.R. No. 3595 folio 465

and recorded among

which said land is situated in 15th District, Baltimore County and described as follows: that tract of land of irregular dimensions containing the beds of Virginia Ave., Glass Ave., and Silver Ave., more particularly as shown on a plat titled "Subdivision Plat of Silver Manor", dated Aug. 1957, prepared by Engineering Associates and recorded among the land records of Baltimore County in Liber GLB 24, Folio 110.

Together with the right of access at all times to the lines, the right to trim, top or cut down trees adjacent to the lines to provide ample clearance and the right to make necessary openings and excavations for the purpose of examining, repairing, replacing, altering or extending the lines, provided that all openings or excavations shall be properly refilled and the property left in good and safe condition. No buildings or structures are to be erected under or over the lines.

(OVER)

NO STAMP REQUIRED

R/W 7186

ENGINEER, KENNETH L. & HELEN L. 6-11-58



15. The electric lines and gas lines shall be located along and in streets, roads, alleys, paths, and other highways and reservations and may be extended to properties adjacent to the above land of the Grantor; electric lines may also be located along and adjacent to boundary lines of lots, and wires may be strung between any poles and from the nearest pole to any building; all as said highways, reservations and lots are now or hereafter laid out. Where necessary, anchors may be placed not more than fifteen feet inside of lot lines.

Mention of highways herein is for descriptive purposes only and is not intended as a dedication of the same to public use.

IN WITNESS WHEREOF the Grantors ~~has~~ have caused this agreement to be properly executed this 14<sup>th</sup> day of JUNE, 1960.

WITNESS:

H. A. Sibley, Jr. { Kenneth L. Deinlein [SEAL]  
Kenneth L. Deinlein  
Helen L. Deinlein [SEAL]  
Helen L. Deinlein  
[SEAL]

STATE OF MARYLAND

BALTO. COUNTY

TO WIT:

I HEREBY CERTIFY, that on this 14<sup>th</sup> day of JUNE, 1960, before me, the subscriber, a Notary Public of the State of Maryland, in and for BALTO CITY, KENNETH L. DEINLEIN and HELEN L. DEINLEIN, HIS WIFE personally appeared KENNETH L. DEINLEIN and acknowledged the foregoing agreement to be their act and deed.

WITNESS my hand and Notarial Seal.

Neal A. Sibley, Jr.  
Notary Public  
Neal A. Sibley, Jr.

STATE OF MARYLAND

TO WIT:

I HEREBY CERTIFY, that on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the subscriber, a Notary Public of the State of Maryland, in and for \_\_\_\_\_, aforesaid, personally appeared \_\_\_\_\_ and acknowledged the foregoing agreement to be \_\_\_\_\_ act and deed.

WITNESS my hand and Notarial Seal.

Rec'd for record JUN 21 1960  
Per \_\_\_\_\_, Clerk

Mail to \_\_\_\_\_

Receipt No. \_\_\_\_\_

(L-2069)-A-17-8803-1L-24



[illegible]

must verify all such information for its own satisfaction.

**Construction**  
Beverly A. Smith, president of the National Association of Home Builders, says that the industry is "not in a position to take on the construction of a new type of housing, such as the mobile home, until the industry has been able to produce a new type of mobile home that is more attractive and more functional than the current mobile home."

**Price, Materials and Labor**  
The National Association of Home Builders has a number of programs in place to help the industry. The National Association of Home Builders has a number of programs in place to help the industry. The National Association of Home Builders has a number of programs in place to help the industry.



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ALL CONSTRUCTION WILL BE ACCOMPLISHED IN ACCORDANCE WITH BALTIMORE COUNTY STANDARD DETAILS DATED 1955.